

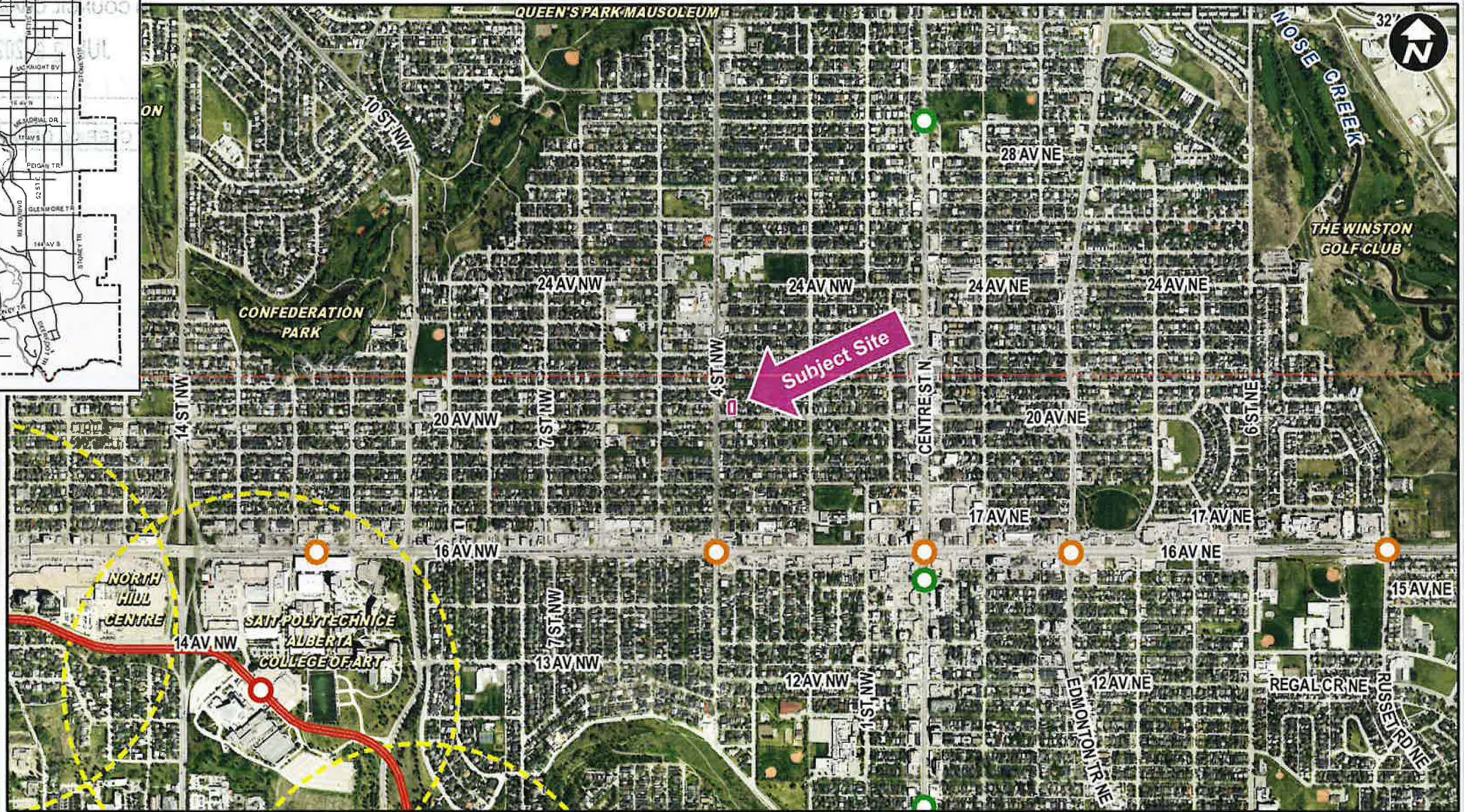
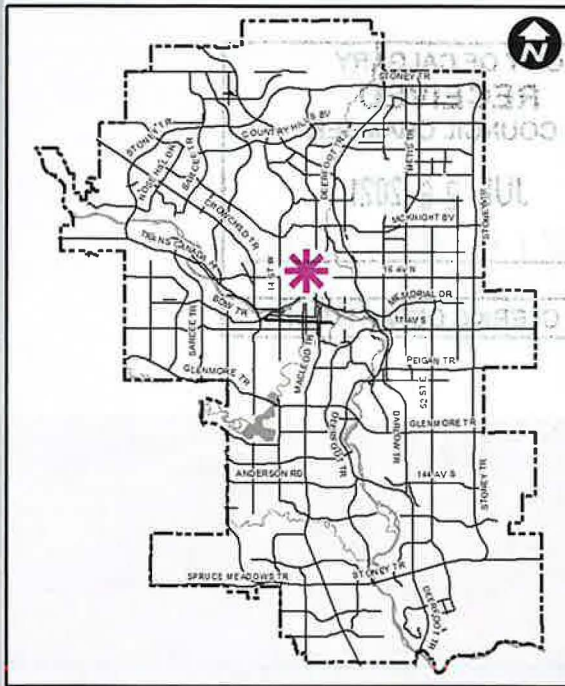


# Public Hearing of Council

## Agenda Item: 8.1.11

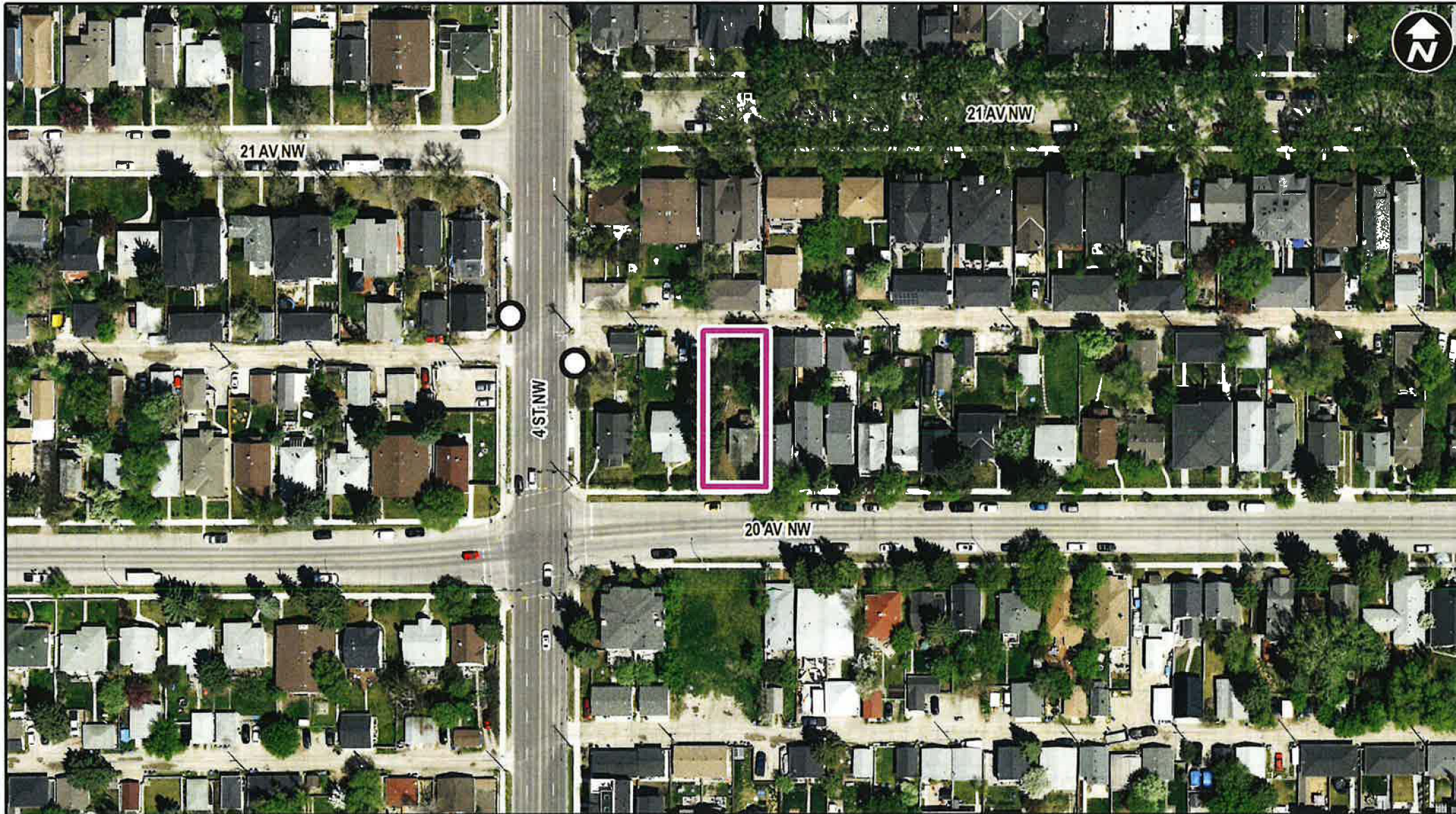
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
JUL 26 2021  
ITEM: 8.1.11 CPC2021-0757  
Distribution  
CITY CLERK'S DEPARTMENT

**LOC2021-0005**  
**Policy and Land Use Amendment**  
**July 26, 2021**



**LEGEND**

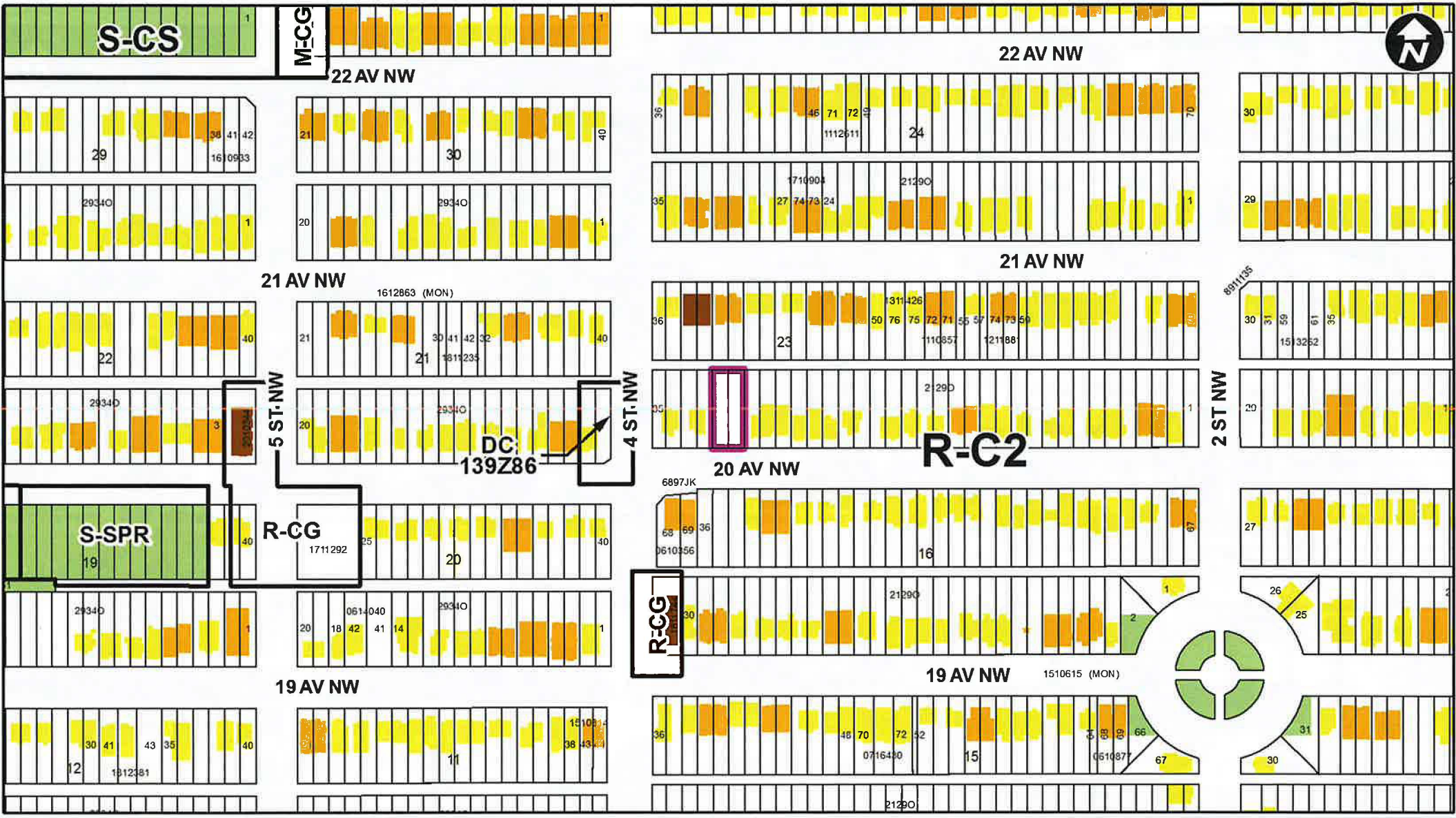
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



**Parcel Size:**

**0.58 ha  
15m x 38m**

- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





**Proposed DC District:**

- Base District of Residential Contextual – Grade Oriented Infill (R-CG) District
- Defines two new uses: Grade-Oriented Rowhouse and Basement Secondary Suite
- Density remains 75 units per hectare



**North Hill  
Area Redevelopment Plan  
Map 2**

Future Land Use Policy -  
Mount Pleasant & Tuxedo

**Legend**

- A.R.P. Boundary
- Community Centre
- Park, Community Facility or School
- Low Density Residential
- Low Density Residential or Local Commercial
- Low Density Multi Dwelling or Local Commercial
- Low Density Residential or Low Density Multi Dwelling
- Low Density Residential or Medium Density Multi Dwelling
- Medium Density Multi Dwelling
- Medium Density Multi Dwelling and/or General Commercial
- Medium Density Multi Dwelling and/or Local Commercial
- General Commercial
- Local Commercial

Subject Site

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 35P2021** for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 103D2021** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 462 – 20 Avenue NW (Plan 2129O, Block 23, Lots 30 and 31) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Direct Control District to accommodate a courtyard style rowhouse development, with guidelines (Attachment 3).

## Supplementary Slides





Urban Structure

(By Land Use Typology)



Activity Centres

-  Centre City
-  Major Activity Centre
-  Community Activity Centre



Industrial

-  Standard Industrial
-  Industrial - Employee Intensive
-  Industrial Greenfield



Main Streets

-  Urban Main Street
-  Neighbourhood Main Street

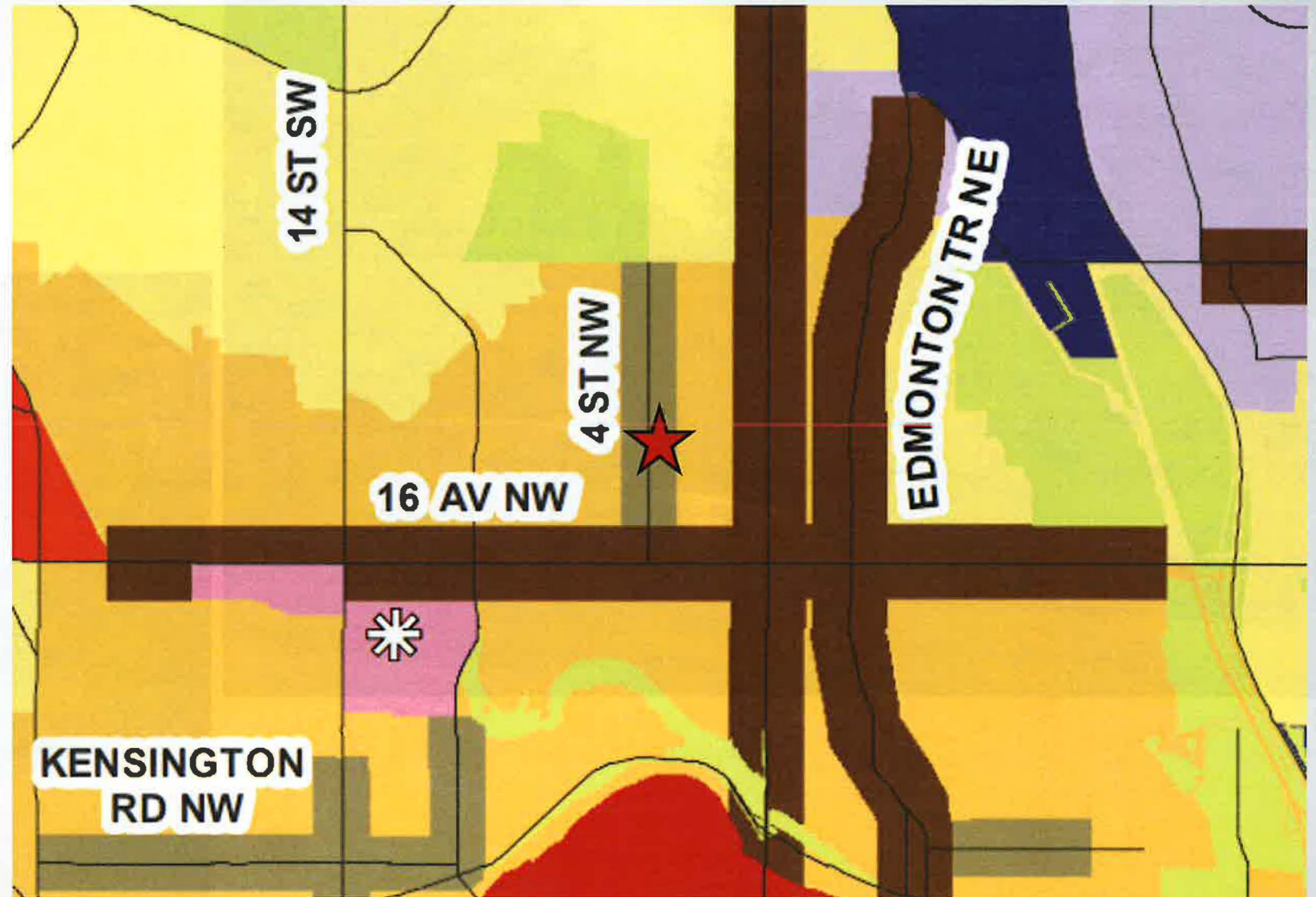
Residential


-  Inner City
-  Established

Developing

-  Planned Greenfield with Area Structure Plan (ASP)
-  Future Greenfield

-  Major Public Open Space
-  Public Utility
-  Major Institutions
-  Transportation/Utility Corridor
-  City Limits



 Subject Site

Administration received one objection letter from the public regarding the following:

- lack of parking provided for the number of units proposed;
- massing will have negative impacts on adjacent properties; and
- the four primary dwelling units and four suites proposed will add too much density to the site.

The Mount Pleasant Community Association provided a letter of support.

